

Key Challenges for Implementation of Track 2 Proposals

The Advisory Group is attempting to develop a legislative proposal for regionally conscious planning that will encourage development of housing and supporting infrastructure while preserving resource, open space, and productive agricultural lands.

Key challenges to realizing a Track 2 proposal include the following.

1. Identifying a reliable source of funding for regionally conscious planning processes.
2. Developing and encouraging regionally conscious planning processes that work effectively. Elements of effective planning processes should include: (i) reliable data, useful measures of desired performance objectives, and reliable modeling techniques; (ii) identification of the areas available for incentivized growth; (iii) clear and realizable implementation measures; and, (iv) the means for adapting to changing circumstances and information.
3. Identifying a reliable source of funding to support desired growth and conservation patterns that have been identified in regionally conscious planning processes. This should include funding for: (i) appropriate and adequate infrastructure in infill areas; and, (ii) protection of natural resource, open space and productive agricultural lands.
4. Minimizing funding disruptions caused by incentivized growth and conservation patterns, such as changes in the distribution of tax revenues between cities and counties.
5. Protecting local autonomy within the context of regionally conscious planning and statewide objectives.
6. Addressing financial impacts on owners of undeveloped lands in areas that are not identified as appropriate locations for incentivized growth.
7. Fulfilling the market demand for a range of housing products and densities.
8. Minimizing negative impacts on residents' quality of life caused by increased densities and changes in use resulting from incentivized growth patterns.
9. Encouraging public participation as well as the participation of local elected representatives in all aspects of the planning process.
10. Identifying incentives and benefits that reward on-the-ground implementation of regionally conscious plans.
11. Increasing the likelihood that state agencies will act consistently in providing incentives for desired state outcomes.